| 036.0 | 0001 | 0017.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,044,500 | / | 1,044,500 |
| USE VALUE: | 1,044,500 | / | 1,044,500 |
| ASSESSED: | 1,044,500 | / | 1,044,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 44 | | DECATUR ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DOUGHERTY DAVID M |
| Owner 2: | TEDJASUKMANA MARIA J |
| Owner 3: | |
| Street 1: | 44 DECATUR ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DOUGHERTY DAVID M - |
| Owner 2: | TEDJASUKMANA MARIA J - |
| Street 1: | 44 DECATUR ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,507 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2727 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 8507.000 | 612,400 | | 432,100 | 1,044,500 |
| Total Card | 0.195 | 612,400 | | 432,100 | 1,044,500 |
| Total Parcel | 0.195 | 612,400 | | 432,100 | 1,044,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.02 | /Parcel: 383.0

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 24967

**GIS Ref**

**GIS Ref**

**Insp Date** 06/13/18

!2942!

## PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0017.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 105 | FV | 612,200 | 0 | 8,507. | 432,100 | 1,044,300 | 1,044,300 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 457,000 | 0 | 8,507. | 391,600 | 848,600 | 848,600 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 457,000 | 0 | 8,507. | 371,400 | 828,400 | 828,400 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 431,100 | 0 | 8,507. | 324,100 | 755,200 | 755,200 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 431,100 | 0 | 8,507. | 276,800 | 707,900 | 707,900 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 388,400 | 0 | 8,507. | 256,600 | 645,000 | 645,000 | Year End Roll | 12/11/2014 |
| 2014 | 105 | FV | 388,400 | 0 | 8,507. | 212,700 | 601,100 | 601,100 | Year End Roll | 12/16/2013 |
| 2013 | 105 | FV | 402,600 | 0 | 8,507. | 202,600 | 605,200 | 605,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:16:37 |

**LAST REV**

| Date | Time |
|---|---|
| 05/14/19 | 14:31:13 |

apro

**PAT ACCT.** 2942

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| STINCHFIELD EBE | 31040-537 | | 1/10/2000 | | 354,000 | No | No | | |
| | 11722-312 | | 8/8/1969 | | 18,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 24967 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/13/2018 | MEAS&NOTICE | CC | Chris C |
| 1/21/2009 | Meas/Inspect | 294 | PATRIOT |
| 12/15/2000 | MLS | HC | Helen Chinal |
| 4/28/2000 | Inspected | 264 | PATRIOT |
| 3/2/2000 | Measured | 197 | PATRIOT |
| 8/17/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 8507 | | Sq. Ft. | Site | | 0 | 64. | 0.79 | 3 | | | | | | | | | 432,134 | | | | | | 432,100 | |

Total AC/HA: 0.19529 | Total SF/SM: 8507 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 432,134 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 2 - Slate | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 3 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.08316827 |
| Const Adj.: | 1.02469599 |
| Adj $ / SQ: | 188.686 |
| Other Features: | 185800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 752359 |
| Depreciation: | 139939 |
| Depreciated Total: | 612420 |

## COMMENTS

OF=SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 14 | BRs: | 5 | Baths: | 1 | HB | 2 |
|---|---|---|---|---|---|---|---|---|

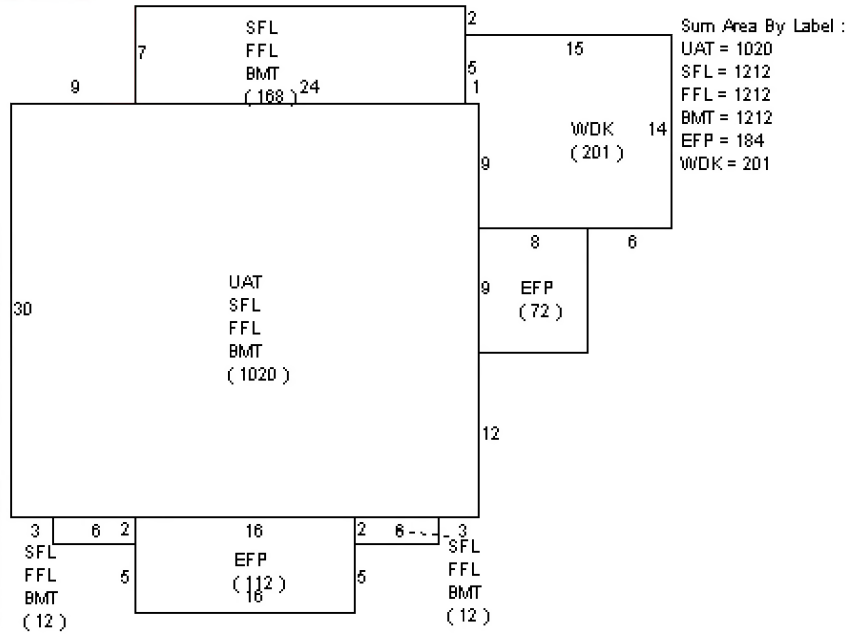
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| 1 | 3 | 1 | |
| 1 | 6 | 2 | |
| | | | |
| | | | |
| Totals | | | |
| 3 | 14 | 5 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,212 | 65.800 | 79,755 |
| FFL | First Floor | 1,212 | 188.690 | 228,688 |
| SFL | Second Floor | 1,212 | 188.690 | 228,688 |
| UAT | Upper Attic | 255 | 75.470 | 19,246 |
| WDK | Deck | 201 | 11.250 | 2,260 |
| EFP | Enclos Porch | 184 | 43.060 | 7,923 |

| Net Sketched Area: | 4,276 | Total: | 566,560 |
|---|---|---|---|
| Size Ad | 2424 | Gross Are | 5041 | FinArea | 2727 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | A | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 188.69 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 143.22 |
| Final Total: | 612400 | Val/Su SzAd | 252.64 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

036.0-0001-0017.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|